

**Woodstock Conservation Commission
Meeting Minutes
March 23, 2015, 7:30 p.m., Meeting Room A**

Members present: P. Garrison, G. Jacobson, J. Kaeding, J. Pillo, M. Robie, E. Smith & L. Wesler

Absent: C. Adams, W. Loftus

1. Meeting called to order at 7:37 p.m.

2. Seating of alternates – None.

3. Approval/Amendment of minutes: Motion to approve by E. Smith, seconded by L. Wesler, approved by all

4. Treasurer's Report: \$569.00 and \$1,750.70 in passbook savings.

5. Public participation – None.

6. Communications

- a. Request from Aquarion for nominations for environmental award. Suggestion was made that we could keep the Green Team in mind for possible nomination next year.

7. Old Business:

- a. DRC Report – No meeting held but will be discussed after this regular meeting.
- b. OSLA&APC – No meeting.
- c. P&Z report – J. Kaeding reported that the P&Z commission will be including our comments given at their last meeting in the draft document they will be sending to the state. Discussion ensued as to how we might move forward with changes we wish incorporated with this document in the future. Members agreed to take on different pieces of the APOSC and update. E. Smith reported on March 19, 2015 P&Z meeting where input was requested on the Beatty property development.
- d. Quarry/Perrin Rd. review. Discussion continued regarding WCC fronting the funding to develop the Forest Management Plan (FMP) with certified forester Dan Evans. Evans has already done a walkthrough with Dan Donahue, the forester who developed the 1999 FMP. Smith is anxious to proceed to enable a sustainable timber harvest as soon as possible. J. Kaeding will send a letter to the Board of Finance requesting approval for reimbursement of the cost of the FMP from the proceeds of a timber harvest on this property, if and when it occurs.
- e. Conservation Easement Document – Smith made a motion to recommend that the Town of Woodstock begin to utilize the model easements (open space and agricultural conservation/restriction easements) developed by the Connecticut Land Conservation Council – see <http://www.ctconservation.org/model-documents> for easements that will be owned by the Town, in lieu of the existing template. The models are lengthy and complicated, but can be tailored to specific circumstances, and were well researched by a large team of legal and conservation professionals. Seconded by G. Jacobson and approved by all.

New Business:

- a. Open Discussion: Discussion of expectation by BOS that CC members need to attend a BOS meetings prior to reappointment. G. Jacobson is up for re-appointment and will be attending BOS meeting on April 16th. J. Kaeding reported that W. Loftus wishes to remain on the Commission as he is still a property owner and resident of Woodstock.
- b. E. Smith offered to draft an article for the Villager to recruit new members to the CC, as we have several openings.
- b. Upcoming Workshops/summaries – G. Jacobson attended two separate conferences and reported that they both were very informative, and provided knowledge that will be useful to the commission.
- c. Upcoming events – No further workshops were noted.
- d. Continuation of DRC reports: The Beatty development was discussed, and the review will be documented in a separate minutes by J. Pillo.

**Woodstock Conservation Commission
Land Use Change/ Development Review Committee Report
March 23, 2015**

RE: Beatty Thomas H & Joy Proposed Subdivision, Map Block Lot# 5783/ 69/ 03-1

Background information: The applicant wishes to divide an existing 16.6 acre parcel on 37 New Sweden Road into two lots. The amount of open space required to be set aside for a subdivision would be 50% buildable land, or approximately 8 acres. Instead of an open space set aside, the applicant has proposed paying fee-in-lieu of.

Note: It was challenging to review environmental conditions online, as neither the NECOG GIS Viewer nor the CT Eco-Map viewer reflected the actual, current outlines of this particular parcel.

Site Conditions: include:

- There is an existing home constructed towards the New Sweden Road boundary of the parcel.
- The undeveloped rear portion of the property is currently wooded.
- The property slopes to an intermittent stream channel that flows through the rear of the parcel. This stream channel flows into Mascraft Brook. Mascraft Brook is a tributary to Mill Brook, a brook that has been reported to sustain native brook trout, a species which is in decline in Connecticut. A contributing factor to the decline of native brook trout is increasing stream temperatures.
- The nearest existing protected open space includes a two parcels owned by the Wyndham Land Trust. One parcel is near the corner of East Quasset Road and Route 171. The other is a 2 acre parcel on further down on New Sweden Road. The Beatty Property is not adjacent to either property.
- There are no identified Natural Diversity Database areas or Critical Habitats on or adjacent to the property.
- According to the UCONN Ecomap <http://cteco.uconn.edu/>, soils in the area were hydric (17 – Timakwa and Natchaug), prime ag (45B – Woodbridge fine sandy loam, 3-8% slopes) and 62D (Canton and Charlton soils, 15-35% slopes, extremely stony) – refer to map at the end of this review.

Conservation Priorities:

- Protect the intermittent stream from water quality degradation, including increased temperature through solar exposure or heated storm water runoff from impervious cover.

Recommendations:

- The Conservation Commission is an all-volunteer commission lacking resources for periodic easement monitoring.
- The best conservation land in the rear of the parcel would not be easily accessible for easement monitoring.
- The Conservation Commission recommends that the Town of Woodstock may be better served by accepting a fee in lieu of open space rather than requiring conservation land for this subdivision.
- Any fees collected in lieu of the open space requirement should be put in the Woodstock Open Space fund.

Disclaimer: Any recommendations made by the Conservation Commission are advisory in nature only and are not guaranteed to be accepted by the Planning and Zoning Commission during their review of the same property.

Minutes respectfully submitted by Jean Pillo

9. Adjournment – M. Robie motioned J. Pillo seconded, meeting adjourned 9:10PM.

Note: These minutes have not yet been approved by the Conservation Commission. Please refer to minutes from the next meeting for approval/amendments.

Respectfully submitted by G. Jacobson, WCC Secretary